

840 SQ FT (78 SQ M)
AIR-CONDITIONED OFFICE SUITE TO LET
****FAST CONNECTING ROAD LINKS TO THE A23 & A27****



SUITE F (FIRST FLOOR), PAVILION HOUSE WEST
KING BUSINESS CENTRE, REEDS LANE
SAYERS COMMON
WEST SUSSEX
BN6 9LS

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

King Business Centre, Sayers Common is located in West Sussex close to the A23 dual carriageway corridor, being approximately 5 miles to the south-west of Burgess Hill and approximately 11 miles to the north of Brighton & Hove City. Situated off the B2118 on Reeds Lane, the property affords easy access to the commercial centres of Hurstpierpoint and Hassocks, which are located approximately 2 miles and 3.7 miles respectively to the south-east.

Major Road Link Connections	Distances in Miles
A23	1 mile north-east
A27 via A23	7.4 miles south
M23 via A23	10.2 miles north-east

DESCRIPTION

Air-conditioned office suite to let. The available offices which are arranged over first floor, provide an open plan space, private office, server room and kitchen. The suite can be made available partly furnished with chairs, desks and filing cabinets.

ACCOMMODATION (Net Internal Area)

Suite F 840 sq ft (78 sq m)

PROPERTY FEATURES

- Raised flooring with inset comms
- Cat 5 wired
- Double glazed tinted windows
- Air-conditioned
- Cat II lighting
- Ladies & gents' toilets (communal)
- Kitchen
- Oil fired central heating
- Private office & server room
- Allocated parking spaces

TERMS

The property is offered for rent on a new fully repairing and insuring lease basis for a term to be agreed. A rental deposit and references will be required. The lease will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II).

RENT

£12,000 + VAT per annum exclusive, payable quarterly in-advance.

ESTATE SERVICE CHARGE

A service charge is payable for the maintenance of common areas and upkeep of the estate. The charge principally covers estate management fees, all external repairs and maintenance, central heating and boiler servicing, lighting to common parts, estate security, fire equipment servicing, all mowing and gardening maintenance to pathways, parking area and landscaping. The current quarterly charge payable is £1,260 + VAT.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £14,750. The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £6,372. Interested parties are advised to contact Mid-Sussex District Council Tax and Benefits Department on 01444 477 564 to verify these figures or alternatively, this information is available on-line through GOV.UK www.gov.uk/find-business-rates.

ENERGY PERFORMANCE RATING

The energy efficiency rating for this property falls within Band C (70). A certificate can be made available by email on request or downloaded on-line from GOV.UK website portal.

VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENTS

Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

Andrew Algar - Head of Commercial Property

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07868 434 449

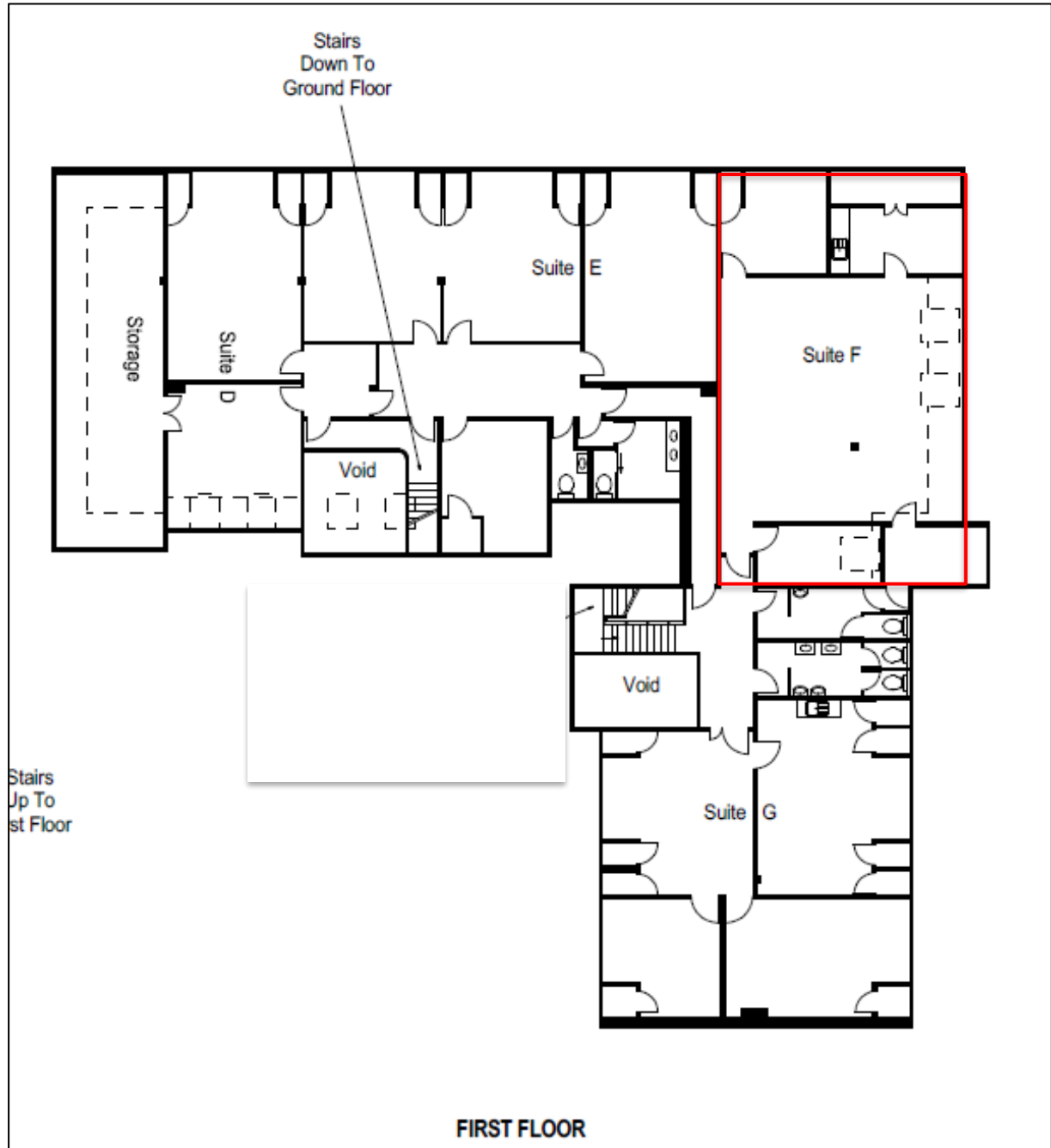
andrew.algar@henryadams.co.uk






The internal photos above are library images from 2021

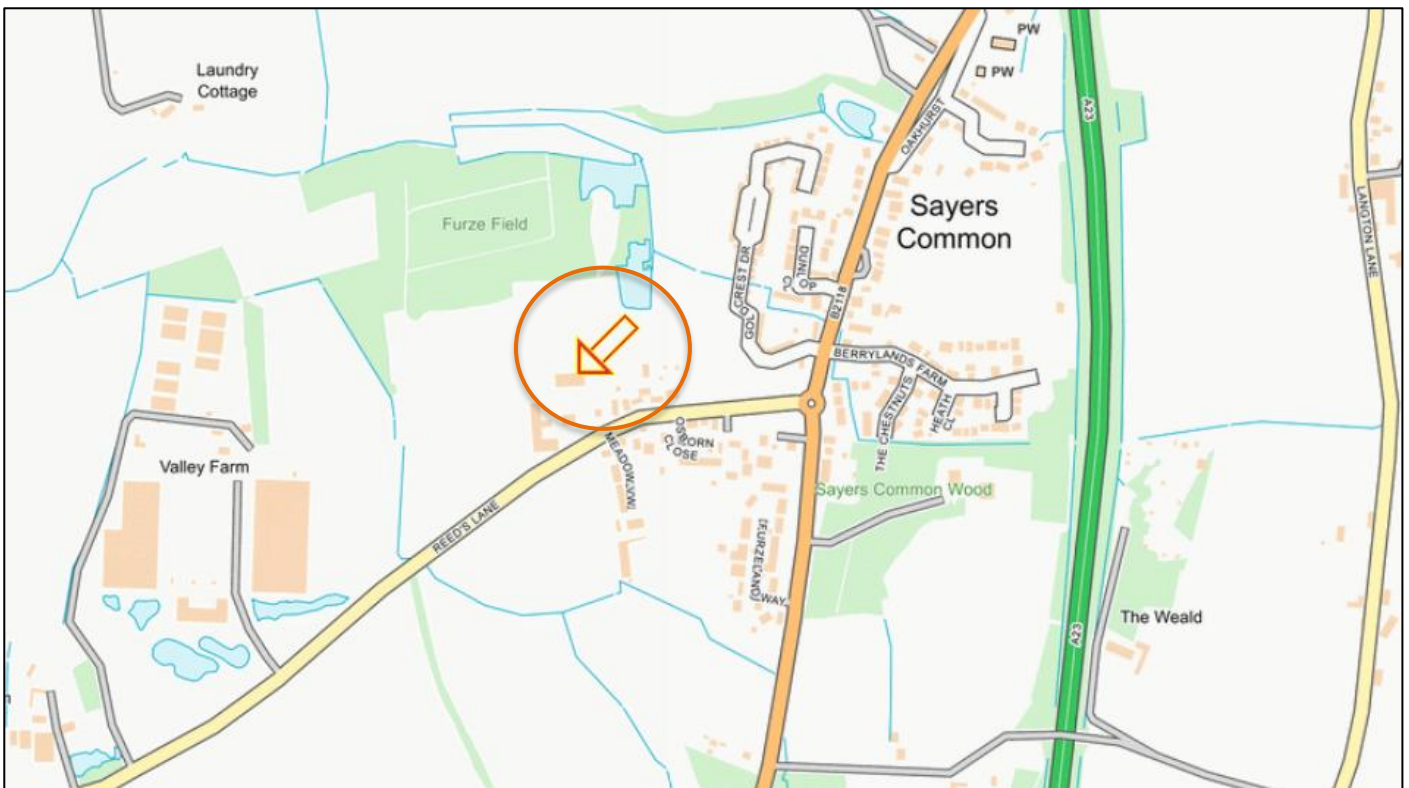
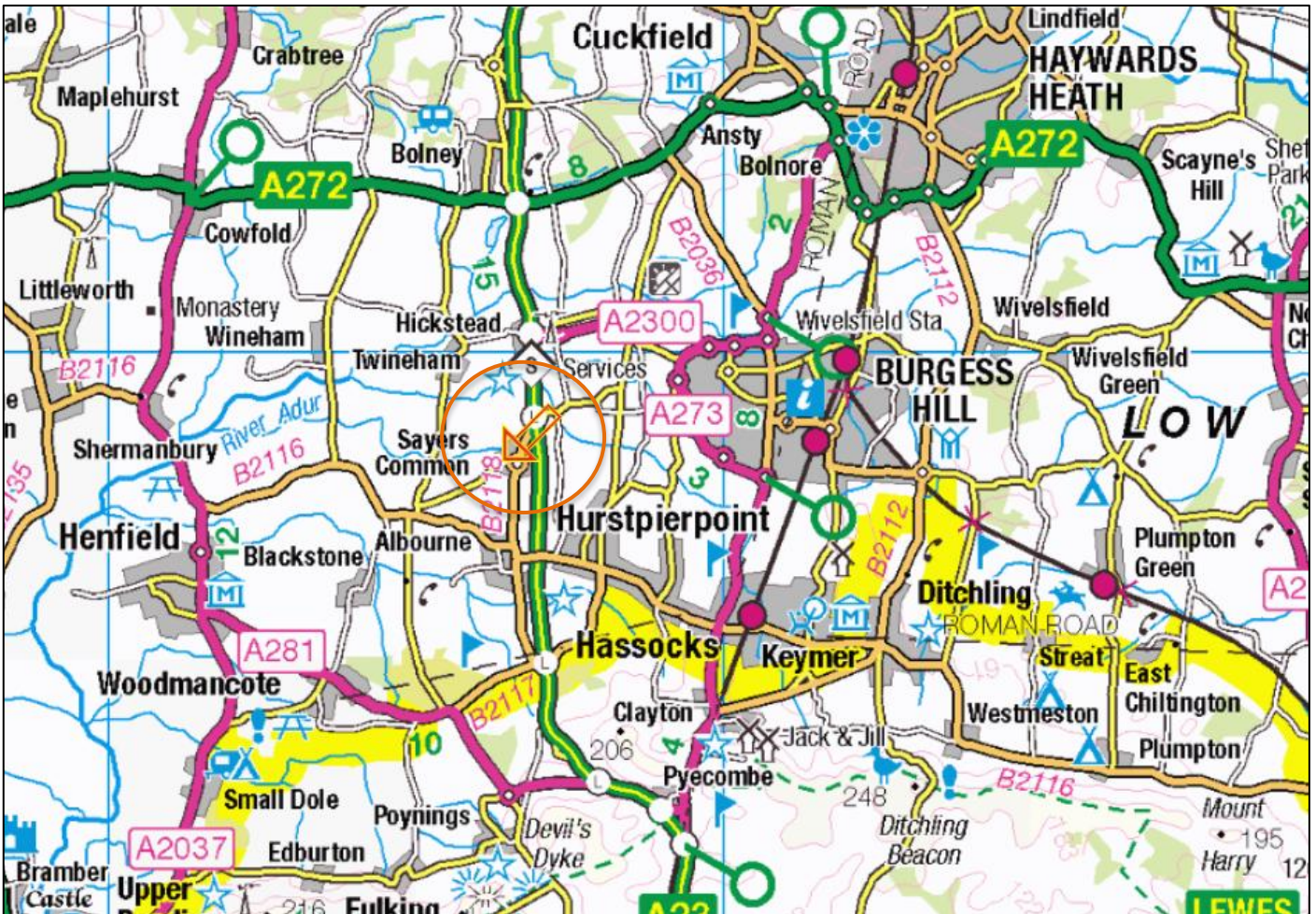
FLOOR PLAN OF ACCOMMODATION - NOT TO SCALE



FIRST FLOOR

<p>Property Details: PAVILION HOUSE KING BUSINESS CENTRE REEDS LANE WEST SUSSEX BN6 9LS</p>		<p>Surveyed and Drawn By: BKR</p> <p>Hideaway Work Space 1 Empire Mews London SW16 2BF</p>
<p>SCALE 1:250 @ A4</p>		<p>Tel: 0345 257 2023 info@bkrfloorplans.co.uk www.bkrfloorplans.co.uk</p>
<p>Plans Drawn: 28.07.2020</p>		<p>© BKR 2020</p>

LOCATION MAPS – NOT TO SCALE



Agent's Notice – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.